



Diane Collier  
**Chair**

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## COMMUNITY BOARD ELEVEN

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### Housing Committee Tuesday, February 7, 2017, 6:00 p.m. Board Office

\*\*\* Minutes \*\*\*

- Present: Brodie Enoch, Emily Grajales, John Green, Erica Jones, Nilsa Orama, Xavier Santiago, Jeremiah Schlotman
- Excused: Alvin Johnson
- Absent: La Shawn Henry, Wendy Hewlett
- Guests: Jules Feinman, 103 E 97<sup>th</sup> St HDFC; Pat Fry, 105 E 97<sup>th</sup> St HDFC; Johnson Atkinson, Manhattan Legal Services

1. Call to Order – Adoption of Agenda

Mr. Enoch called the meeting to order at 6:08pm. A motion to begin the meeting Mr. Xavier Santiago and seconded by Mr. John Green and passed unanimously. Motion to adopt the agenda was made by Mr. Jeremiah Schlotman, seconded by Ms. Nilsa Orama and passed unanimously.

2. Informational Updates

3. Presentations & Discussions

- a. Continuing discussion on HPD's proposed new regulatory agreement for Housing Development Fund Corporations (HDFCs)

Ms. Hally Chu, MBPO presented the Borough President's position on the new regulatory agreement. Please see attached flyer. She reminded the committee that initial legislation was to provide housing for low income. However, low income is to be defined by the managing agency – in this instance, HPD. Among the many issues, from the BP's perspective one problem has been the selling apartments in HDFCs for one million plus. The statement is reacting to these anomalies occurring throughout the city. The BP believes the prices are too high and HPD's response is that we are receiving input that they are too low and are unwilling to yield. The BP does not have formal legislation input but the city council does and the BP will advocate for the people. Many of the organizations have met with the BP's side – the HDFC Coalition, LES Coalition, etc. HDFC strongly opposes the new regulatory agreement. Many of the groups have additional information for the public. Ms. Chu provided a cheat sheet from Brooklyn Law School to follow the regulatory changes. Please see attached cheat sheet. Many are opposed to the commercial rent restrictions. Information was provided under the third-

party transfer program. The BP's Office would like feedback from all the community boards to help coordinate with the local council members.

b. Discussion on HDFC task force

Mr. Xavier Santiago gave an update on the progress of the HDFC Taskforce. They had a meeting on February 3<sup>rd</sup>, 2017. Mr. Angel Mescain provided a list of all the HDFCs within CB11's borders. Team members were delegated tasks. Ms. Marissa Mack and Mr. Jemard Ward will identify board contacts. A survey will be created to assess metrics for our HDFCs to create an informed position. Once the survey is completed by the HDFCs, Ms. Emily Grajales will draft a letter and resolution to be presented at the next meeting. Mr. Santiago asked if BP Brewer would attend the hearings once scheduled. The intent is to do so at this time. Mr. Schlotman asked for clarification on the newer formed HDFCs. Ms. Chu explained that the timing is a major issue for adopting the regulatory agreement. Newer formed HDFCs are not in dire need due to the expiration of the DAMP Tax. Ms. Orama asked for clarification on what is required of newly formed HDFCs. Ms. Chu explained that they are not required to adopt the new regulatory agreement but HPD recommends it. Mr. Jules Feiman, a board member of a HDFC located in East Harlem (103 East 97<sup>th</sup> Street), stated that a HPD representative told him if they don't accept the new agreement now, then they will not receive help in the future when the DAMP tax expires. His concern was what if a HDFC doesn't engage the new regulatory agreement now and then the DAMP Tax expires. Will HPD still offer any future agreements? Mr. Enoch mentioned that the HDFC Taskforce has been formed and we will be taking a position. He believes that there are many HDFCs are successful and do not require this new agreement but do require the DAMP Tax. The affordability must be maintained. Ms. Orama recommended that HDFCs that are doing well, should be allowed those access to training for other buildings or at least provide training for monitors.

c. Committee discussion on Goals for 2017 & Accomplishments in 2016

Mr. Enoch conveyed that during the Executive Committee meeting, By-Laws and Housing Committees were complimented for meeting their goals and objectives.

Goals for 2017: NYCHA Town hall to build in-roads with the authority and the HDFC Taskforce to advocate for the community. Ms. Erica Jones presented an update on the African American Burial Taskforce so keep us apprised of the collective housing goals for 2017. The meeting at the speaker's office had Ms. Jones, Ms. Orama and Mr. Santiago in attendance. Advocating for affordable housing at this site will be ongoing throughout 2017. There will be the possibility of a joint meeting presentation. Ms. Jones will prepare a Google document for review. The Housing Committee will need to respond to the document prior to the March meeting. The committee members discussed further involvement of all members and who will be able to commit.

d. Discussion on proposed NYCHA town hall

The NYCHA Town hall will be held in June. Date is TBD. Assemblyman Robert Rodriguez and Comptroller Scott Stringer are committed at this time.

e. Discussion on MNN live stream CBTv broadcast

This Housing meeting will be March 28<sup>th</sup>. NYCHA will be present to discuss capital projects. Most developments are managed by different management companies and not

directly by NYCHA. Concerns and ways to address issues within those buildings will be discussed.

f. Review and discussion on FY 2018 Preliminary Budget

The committee addressed the responses from the agencies. Mr. Angel Mescain explained how the process was meant to refine communication between the Community Boards and the agencies. It is how we advocate policy through budget requests. He recommended that we determine what is a policy issue, requiring follow up, or is budget request. He explained that each committee should consider how to rephrase to make them budget requests. There should be an advocacy piece at the end of the process. This will inform the Budget and District Needs Committee. The committee identified and discussed those Priorities as policy requests and those in need of follow up. The remaining items were budget requests. Please see attached document.

4. Old Business

5. New Business

6. Announcements

- a. CB11 will hold a public hearing on the proposed ECF East 96<sup>th</sup> Street project during its Full Board meeting on February 21, 2017. The community board review period for the certified land use applications began on January 26, 2017 and must be completed by March 27, 2017.
- b. CB11 will hold a public hearing on the FY 2018 Preliminary Budget during its Full Board meeting on February 21, 2017
- c. March 7<sup>th</sup> 2016, Ms. Erica Jones will give an update on the African American Burial Ground Taskforce.
- d. Mr. Jeremiah Schlotman as appointed as Vice-Chair of the Rezoning Taskforce. One of the goals was to inform the committees of their goals. One is dealing with affordable housing and how to finance it. HPD was requested to provide training for the Taskforce.

7. Adjournment

Motion to adjourn by Ms. Nilsa Orama, seconded by Ms. Emily Grajales and passed unanimously. Meeting adjourned at 8:05pm.